Sales - Commercial - Marbella

550.000€











Ref.-ID: R5431906 **Marbella** **Commercial**

Community: 600 EUR / year **IBI: 665 EUR / year** **122 m2**

Commercial Premises for Sale on Ricardo Soriano Avenue, Marbella Outstanding commercial premises located on Ricardo Soriano Avenue, one of Marbella's main commercial thoroughfares and one of the city's busiest and most sought-after business locations. The property offers a total built area of 122 m², distributed over two open-plan levels, providing a versatile layout that can easily be adapted to a wide range of commercial or professional uses. The ground floor, with direct access from the avenue, features a large display window that ensures excellent visibility. Its street-level position, in an area with high pedestrian and vehicle traffic, makes it an ideal location for businesses seeking maximum exposure. In front of the premises is a wide pavement that enhances its commercial presence and provides easy access. It also represents an added value, as several neighbouring businesses have been authorised to use this space for outdoor terraces, subject to the relevant municipal licence and current regulations. The lower level, connected by a comfortable internal staircase, offers additional open-plan space that can be used as a retail area, offices, showroom, storage or adapted to suit the needs of the business. The premises have been recently refurbished and are presented in excellent condition. Additional features include: * Guest toilet. * Storage room. * Large shopfront. * Flexible open-plan layout. Located in the heart of Marbella, surrounded by established retailers, offices, banks, restaurants and a full range of amenities, this property represents an excellent opportunity both for owner-occupiers and investors seeking a commercial asset with strong rental demand. A modern, versatile commercial property in one of Marbella's most prominent business locations. * PRIME LOCATION ON RICARDO SORIANO AVENUE. * 122 M² OVER TWO LEVELS. * TWO VERSATILE OPEN-PLAN FLOORS. * DIRECT STREET-LEVEL ACCESS. * LARGE SHOPFRONT WITH EXCELLENT VISIBILITY. * HIGH PEDESTRIAN AND VEHICLE TRAFFIC. * WIDE PAVEMENT WITH TERRACE POTENTIAL.* * LOWER LEVEL WITH MULTIPLE POSSIBILITIES. * RECENTLY REFURBISHED. * GUEST TOILET AND STORAGE ROOM. * SURROUNDED BY SHOPS, OFFICES AND AMENITIES. * IDEAL FOR BUSINESS USE OR INVESTMENT.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ North Facing

Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Double Glazing
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Security
- ✔ Electric Blinds
- ✔ Alarm System

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Resale